



COMING SOON

An exciting opportunity for the early Purchaser:

EAST HORSLEY:

Set in a much favoured and sought-after private residential Estate and occupying an exceptional plot of about .85 of an acre (.34ha) a totally individual and substantial Character House, of just under 5000 sq ft. offering sumptuous accommodation. To be completed by Christopher Wren Developments to a very high standard with specific attention to the craftsmanship, finer detail and latest innovations that would be expected of such a property.

For an early Purchaser, at this stage, there would be the rare and exciting opportunity of bespokeing their new home, to their own individual finishes and fully personalised specification.

All rooms are of excellent proportions and briefly, comprise:

Imposing Reception Hall with Cloakroom & cloaks cupboards off and featuring a central staircase, splitting both left and right at the top to the first floor. Double aspect Drawing Room with central fireplace. Separate Dining Room, with both rooms having double doors from the Hall.

The formal Reception Rooms are further complemented with a separate Study. From the Hall there are steps down to a Magnificent capacious open plan Family / Breakfast / Kitchen Room. There will be a bespoke select Kitchen area fully fitted with a comprehensive range of appliances and benefitting from a separate Utility Room.

On the first floor, there is a generous and impressive Principal Suite, incorporating, thoughtfully laid out and planned with Bedroom, separate 'his & hers' Dressing Rooms, Bathroom fully fitted together with a separate WC.

Guest suite, comprising Bedroom, also with Dressing Room and En Suite Shower Room.

Bedroom 3 with En Suite Shower Room; plus, Two further Bedrooms which are complemented by a Family Bathroom.

The second floor offers a very well proportioned, Home Office/ Games Room/ Cinema/Bed Sitting Room adjacent to a Separate independent Kitchenette (with walk in store) and Shower Room beyond. This floor offers great flexibility and can be totally dedicated to the purchasers' personal preferences and requirements.

The property will be approached by a '*return driveway*' with both access points having electric gates. The generous grounds which as previously mentioned extend to about .34ha (.85acre) will also be a particular feature and will be partly landscaped for the formal area, lightly wooded beyond, offering a lovely informal area and privacy. The front of the property there will be ample parking as well as being fully landscaped.

Enquiries to Selling Agents:

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